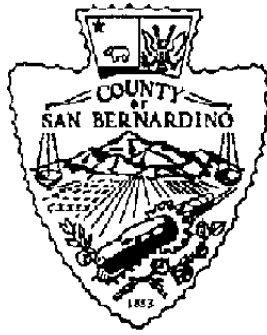


COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY



PROPOSED WORK PROGRAM FISCAL YEAR 2003-04

County of San Bernardino
Redevelopment Agency
215 North "D" Street, Ste. 301
San Bernardino, CA 92415-0121

I. San Sevine Redevelopment Area Bond Issue

Proposed time period: July 2003 - November 2003

1. With assistance from a bond finance team selected from the pre-qualified list, conduct an analysis of the bond capacity from both general purpose and housing set-aside tax increment to be generated in the San Sevine Project Area.
2. With assistance from District Supervisor and County departments, identify projects and programs to be funded with the bond proceeds.
3. Prepare required bond documents for presentation and approval of the Debt Review Committee (DRC) and the Agency Board of Directors.

II. San Sevine Redevelopment Area Amendment

Proposed time period: July 2003 - December 2003

1. With assistance of Supervisor and County department, identify specific and general nature projects to be included in project amendment.
2. Identify and review feasibility of including administrative changes in the Redevelopment Plan as part of the amendment.
3. With assistance of consultants, prepare necessary environmental and amendment documents for review and comments.
4. Conduct public hearings and adopt Amendment No. 1 to the San Sevine Redevelopment Project Area.

III. San Sevine Redevelopment Area Implementation Plan

Proposed time period: July 2003 - November 2003

1. With assistance of consultant, prepare 5 year Implementation Plan required by California Redevelopment Law (CRL) for period 2000-2005.
2. Conduct hearing and present Implementation Plan for adoption by Agency Board of Directors.

IV. San Sevine Redevelopment Area Housing Plan

Proposed time period: August 2003 - February 2004

1. With assistance of a housing consultant and County departments, identify affordable housing needs by general housing categories (multi, single, senior).

2. Identify future affordable housing needs by general locations and types, following requirements of CRL and Regional Housing Needs Assessment (RHNA).
3. Prepare and present for adoption by the Agency Board of Directors a San Sevaïne Housing Plan as required under CRL.

V. San Sevaïne Redevelopment Area Economic Development Plan

Proposed time period: August 2003 - May 2005

1. With County departments and consultants, identify major employers and revenue generating businesses within Project Area.
2. Identify types of businesses most beneficial to the County to complement businesses within the Project Area, and any land use changes that may be required.
3. Identify economic development tools to be used to attract / retain businesses within the Project Area and develop policy for their use.
4. Conduct meetings with area businesses to review proposals prior to presentation to Agency Board for consideration.

VI. San Sevaïne Redevelopment Area Education / Outreach

Proposed time period: August 2003 - April 2004

1. Conduct meeting with businesses in Project Area to explain redevelopment program and identify projects undertaken with increment funds to date.
2. Develop newsletter to property owners in Project Area identifying activities within Area and projects underway/proposed.
3. Develop marketing package for Project Area reflecting Economic Development Plan.

VII. New Project Areas / Amendments to Existing Project Areas

Proposed time period: July 2003 - March 2004

1. Receive recommendations from Supervisors / County Departments on potential project area locations.
2. Outline potential viable areas based on recommendations received.
3. Select consulting firm to conduct preliminary feasibility study for conformance with CRL requirements based on Agency Board's final determination of areas.
4. Present findings to Agency Board for determination of what areas to pursue annexations / new redevelopment project areas.

VIII. Second District Housing Project

Proposed time period: July 2003 - November 2003

1. Issue Request for Proposals (RFP) to pre-qualified developers for project specific development in Second District.
2. Review proposals and select developer to recommend to Agency Board for exclusive negotiations.
3. Negotiate and prepare Development and Disposition Agreement (DDA) with selected developer for Board approval.

IX. Request for Qualification Reviews

Proposed time period: July 2003

1. Review proposals for affordable housing consultant, legal consultant, financial consultant, and general consultant services, housing affordable housing developers, and establish qualified lists.

X. VVEDA Activities

Proposed time period: August 2003 - November 2003

1. Identify potential capital projects and affordable housing projects for funding with tax increment revenues from unincorporated portions of Project

Area.

2. Review potential bonding capacity for County tax increment shares.

XI. Other Redevelopment Projects

Proposed time period: July 2003 - September 2003

1. Colton New Project Area - review documents and present to the Board of Supervisors for consideration.
2. Upland Project Area Amendment - review documents and prepare pass through agreement amendment for Board of Supervisors consideration.
3. Montclair Joint Project Area - begin joint oversight committee activity.

XII. General Plan Update

Proposed time period: July 2003 - June 2004

1. Review proposed land use changes in existing and proposed redevelopment project areas, and provide input to Land Services staff.

XIII. Miscellaneous Activities

Proposed time period: July 2003 - June 2004

1. Monitor Pass Through Agreements with cities and respond to inquiries.
2. Monitor legislation pertaining to redevelopment activities.
3. Develop monthly status report on RDA activities for Supervisors and departments.
4. Budget administration, preparation and adoption of FY 04-05 RDA budget.
5. Assist with completion of required RDA reports.

XIV. Redevelopment Analyst Position

Proposed time period: July 2003 - August 2003

1. Assist with preparation of position classification, job announcement, and ad placement.
2. Conduct interviews of candidates and make recommendation for selection of Redevelopment Analyst.

XV. Conference/Workshops

Proposed time period: July 2003 - June 2004

1. Attend relevant conferences and workshops sponsored by California Redevelopment Association, CSAC, NACo and other professional associations.